

BRIEFING DETAILS

BRIEFING DATE / TIME	11 March 2019 Opening Time 4.25pm and closing time 5.40pm Site inspection undertaken before briefing
LOCATION	Liverpool City Council

BRIEFING MATTER(S)

2019WCI001 – LGA – Liverpool – DA926/2018

Address – 25 George Street, Liverpool

Description - Construction of a commercial tower and a new entertainment and leisure precinct (ELP) at the existing Westfield Shopping Centre.

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald and Nicole Gurrán
APOLOGIES	Peter Harle and Wendy Waller
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Lina Kakish Boris Santana
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED AND MATTERS TO BE ADDRESSED IN THE COUNCIL ASSESSMENT REPORT:

- Significant height exceedance (36%) – justification for seeking cl4.6 variation rather than lodging a planning proposal or site specific DCP
- Impacts on solar amenity of heritage item (Church) – need for 9m setback from footpath on any portion of a development over 20 meters
- Public domain / entrance / relationship to pedestrian mall – compromised by the encroachment of the new commercial building into existing public domain, effectively requiring pedestrians to access via the University site
- Removal of street trees (and awkward replacement in central pedestrian entrance way)
- Relocation of the bus stop – need to justify and ensure that public transport accessibility to the shopping centre, new facilities, and existing pedestrian mall is not compromised